

# TOWN OF BROOKLYN

## NOTICE OF PLAN COMMISSION MEETING

**Tuesday, January 10, 2006 6:00 PM**

Town Office — W1208 State Road 23-49 ---- Green Lake, WI

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## NOTICE OF TOWN BOARD MEETING

Members of the Town of Brooklyn Board may attend the Town of Brooklyn Plan Commission meeting at the above-specified time and place. Members would attend for the purpose of gathering information regarding the following agenda. The Town Board at this meeting will take no votes or other action.

## Minutes

- ❑ Call meeting to order. By Ron Benson at 6:05 p.m Present: Tom Esslinger, Sharon Gebhardt, Mary Jane Bumby, Carolyn King, Phyllis Peterson, Orlo Bierman, Attorney Wertsch, Amy Emery, Marian Mildebrandt, Recording Secretary
- ❑ Pledge of Allegiance. Said by all in attendance
- ❑ Approve Agenda. – Tom Esslinger /Mary Jane Bumby to approve
- ❑ Approve minutes of last Plan Commission Meeting – will be approved next meeting
- ❑ New Business.
  - Item 1: Sunnyside Acres Silver View Preliminary Plat
  - Ron Benson– At last meeting we left with Amy Emery, Attorney Wertsch and Chris Murawski getting together.
  - Amy Emery– there were 3 primary issues – back lot development, extending the roadways to the property end, and driveways on Sunnyside Road. The meeting was held on Friday – following the Plan Commission Meeting. The bottom line – a decision has to be made by the Plan Commission if you would like to have lots along the waterfront, or the out lot. How you answer these questions, makes a difference on how the 3 questions are answered. 1. If you have the lots on waterfront, you could extend the road to property line. Then the back lots would not have access to the lake. Chris Murawski – if you cut off lots to the water, you lose monetary value on the lots. Mary Jane Bumby – Would there have to be dredging to have to out lots buildable. Chris Murawski – it would be feasible, but there would be 3 detention ponds; They would make the road 2 feet above the 100-year flood plan and could have 3 ft. retaining walls in front. The DNR is pretty adamant that there will not be any dredging. Amy Emery If you are more interested in using out lot. She presented an Addendum (on file) 1. cul-de-sacs - Phyllis Peterson – what is the range for the lots prices. – If they want lake access, they will pay more. (This has nothing to do with the discussion tonight). The DNR and SD prefer the out lot, not lots on the lake. Chris Murawski. They are a major part of permitting (DNR & SD). You will be giving a conditional use for the layout that you approve. Phyllis Peterson– she likes the out lot, but wants to know if a driveway can come out on Sunnyside. Our Comprehensive Plan does indicate which roads are collectors roads. Driveways, 1 – shared driveways, or T-driveways.could all be looked at.
  - We should decide which layout we want. Carolyn King – we should vote on which one we like. Orlo Bierman– he has seen several pyramids in the Green Lake area – most pyramids have a small area on the lake access. This is different. Amy Emery – GL Zoning – back lot –pyramids – distinctly defined. This would require conditional use and re-zoning. Orlo Bierman– doesn't think this is the same as the other – Amy Emery– Al Shute meets the definition of the county, and would need the conditional use.
  - Ron Benson: initial question – Out lot or original – M/S CarolynKing/Tom Esslinger to accept the environmentally friend/tom – Roll Call: Orlo Bierman – Abstain – Phyllis

Peterson ; Yes –Carolyn King, Ye;. Mary Jane Bumby, Yes; Sharon Gebhardt, Yes; Tom Esslinger, Yes; Ron Benson, Yes. Motion carried to go with the Outlot.

- Question – driveway issue.

Attorney Wertsch–

1. necessary zoning change be accomplished
2. conditional use – for back lot\
3. Storm water plan – approved
4. Before final plat approved – horizontal and vertical –maps
5. Developer agreement with security
6. Covenant for the driveways
7. Engineering stipulations. – no problems – but some things have to be looked at yet.
- 8 Conditions completed before the final plat. Construction is next detail is next.
- 9 Fire dept. Has not yet seen the layout. Ron Benson did not feel it was a big concern at this time and should have fire department input.

- M/S Tom Esslinger/Phyllis Peterson to recommend to the town board that the preliminary plat is acceptable with the 8 conditions.: Roll Call \_ -- Orlo Bierman – abstain; Phyllis Peterson, Yes. Carolyn King, yes; Mary Jane Bumby. Yes; Sharon Gebhardt, Yes; Tom Esslinger, Yes. Ron Benson, Yes.
- Adjourn. M/S Tom Esslinger/Orlo Bierman – motion carried. - 6:55 p.m.

Requests from persons with disabilities that need assistance to participate in this meeting or hearing should be made to the Town Office at 294-6600 with as much advance notice as possible.

Respectively submitted

Marian Mildebrandt, Recording Secretary